

COVINGTON ESTATES SITE PLAN (01-41)

John Capello, Esq. and Mr. Rusty Tilton appeared before the board for this proposal.

MR. PETRO: Proposed 130 unit multi-family project. Covington, which is the old Harp Estates, they had to have required water, I assume you did that, got the water?

MR. CAPELLO: Yes, we have a petition in and submitted to the Town Board to extend the water district to cover it.

MR. PETRO: I think you're in agreement with that, I can't speak for them but--

MR. CAPELLO: Yes, it's proceeding and they'll be calling the public hearing and we want to proceed in tandem now, but it appears all the issues other than the ownership of the road traversing the property that's been settled now.

MR. PETRO: I talked to Phil Crotty, it was settled.

MR. CAPELLO: Looks like all systems are go. We have been directed back to the planning board to continue processing the application. It's my understanding the board's already adopted lead agency on this and we began the SEQRA process a while back. It's 124 townhouse units off Temple Hill Road, the old Harp Estates. The last point when the board was looking at it we were at the point where a public hearing was ready to be called and it was postponed due to the fact that we were--

MR. PETRO: If you don't have the water, no sense of having a public hearing. Now that you have that resolved, I think at the time of the public hearing I'd like to have something in the file that says it's resolved.

MR. CAPELLO: Yes, well, we should, like I said, we have a letter from Mr. Edsall with a couple comments on the engineering report that was included with the water

district, we have those revisions made and ready to submit to the engineer tonight.

MR. PETRO: We had some concern with the town historian also, Mr. Marshall, do you have a letter from him? Have you been in touch with him or has he been in touch with you?

MR. CAPELLO: Well, what we have done is in the environmental assessment form in the documents you have there is a full Phase 1 report, we have had an archeologist actually do a Phase 1A for the entire site based on that Phase 1A. There was a recommendation for a Phase B, which is an actual digging of holes and looking for artifacts on the site, that's being overviewed by the State Historic Parks Recreation Office so that's available as part of the SEQRA documentation and obviously, we'll discuss and respond to any questions at public hearing but that's proceeding in response to those concerns.

MR. PETRO: Now it's proceeding so let's say they dig up a cannon, what's that going to do to our procedure?

MR. CAPELLO: What you do is they'll define the area where the dig has to be done and say that that area will not be disturbed until it has been signed off from the Parks and Recreation, historically, what you do is when you go through the process, you'll do Phase 1a, if that shows anything, you do further testing and delineate the area where the Phase 2 will be done. If the Phase 2 shows anything, you'll delineate an area and do a Phase 3. Phase 3 would be an actual recovery of anything that's there. They'll do the tests, SHPO will review it, whatever is recovered will be documented and cataloged and put in a museum or put wherever.

MR. PETRO: You have read the letter from Mr. Marshall?

MR. CAPELLO: We did read that, yes, we're aware of it and we'll respond in the context of the--

MR. PETRO: Okay, also my concern with the road obviously coming in its going to be actually built but

the extension in the back of the property, the property line, I don't know how big that is. I'd like to see that actually improved. I know it doesn't go to the property line and I will tell you this--

MR. TILTON: We're improving to the limits of our roadway.

MR. PETRO: I'm going to tell you why unless somebody proves me wrong or Mark says I'm not nuts which I hope you don't say it just like that but--

MR. EDSALL: Wouldn't touch it.

MR. PETRO: I find when there's easements on the property lines, whoever lives in the two end units, they start planting in there, 9 years from then when we go over there and now it's a nightmare. We have one across the street, we have to prove that it's a town road, very upset, everybody's screaming, number 2, you're going to pay for it now and later we'll have to pay for it but I think is that a problem improving that to that point?

MR. EDSALL: No, obviously, we wouldn't want to accept dedication at this point, it would end up being just a stub of a road where cars can park, hopefully, no debris or waste will get dumped.

MR. TILTON: The extent of the improvement it would be cleared and delineated.

MR. PETRO: Curbing, as far as the blacktop, I don't know how far you want to go, I'd just like to delineate it, enough curbing will do that, sidewalks, whatever, one side when you're coming up.

MR. CAPELLO: There are options we can explore as we go through the process of what we have done in other communities to make sure that the lot owners know that it's a future road to delineate it pursuant to restrictive covenants and another thing is we can inform a district of some type that shows that if and when this is built that the lot owners would be responsible. There are various alternatives we can

review, short of actually building the road because it has, as Mark has said, there's problems in letting it go and not being in title, also problems having a road that goes to nowhere but it usually ends up as hangout or park-off or some type of thing.

MR. PETRO: Well, there's merit in what I'm saying because no matter what, the person sells the place, next one doesn't know about it, the daughter moves in, there's never been a road there.

MR. CAPELLO: Well, we'll explore the possibility, we'll come up with some type of compromise that will address the town's concerns and still maybe be something short of actually building it.

MR. PETRO: Mark, work with them, you know what I want.

MR. EDSALL: I'll talk to John, we'll explore some ideas.

MR. PETRO: Curbs would be important though in my opinion but you come up with something. Any board members have any other comments? We've seen this so many times, what are we going to do tonight?

MR. EDSALL: Just to confirm with them, where do you stand as far as what you have in for a SEQRA application so far?

MR. CAPELLO: We have a full Part 3 with a Phase 1A and 1B archeological report, traffic study, drainage, water.

MR. EDSALL: Because apparently I don't have a full copy of that, that's why I'm asking because I have just the original submittal, at least I can't, the file's gotten quite large for having progressed as it did, what we need to do is to move forward and the public hearing for the site plan and so we can gather some information so that we can look toward closing out SEQRA when we have all this information available.

MR. PETRO: Still schedule a public hearing because that would be afterwards.

MR. EDSALL: Gather both input public hearing for the site plan and SEQRA.

MR. PETRO: One thing I'd like to have though before we actually have the public hearing would be the confirmation of the availability of the water and if you're going to buy the sewer points.

MR. ARGENIO: You don't have the points yet?

MR. TILTON: Yes, we do, we're monitoring, currently, I spoke to John Agio last week and we identified a location and we were out there Monday and installed a flow meter, we're going to do 30 day duration, check back with John and potentially go to a 60 day, keep track of the rain events, make sure that we've got representative information.

MR. EDSALL: He's responding to one of my previously previous comments about downstream capacity in the collection system.

MR. TILTON: We're monitoring at the back end of Continental Manor, that's where we figured we'd be.

MR. ARGENIO: Whatever the discharge point is, I guess.

MR. TILTON: We'll be discharging in front, but the capacity we felt that it could be an issue at the tail end of Continental Manor where we'd be picking up all the flow off Continental, so we're checking in the back.

MR. EDSALL: One of the procedural items that would make sense to do at this time if the applicant or one of the board members can contribute one of the sets of plans that we forward this on to the DOT formally to look for their technical review relative to the access to 300, obviously, it's not the equivalent of making an application for a permit, but it's this board requesting their review and technical input, if someone has a set, I can do that tomorrow.

MR. PETRO: Okay, just forward to the DOT, somebody

give them a plan, let's not hold up the public hearing anyway, just work on getting the letters that I requested and motion for public hearing.

MR. BRESNAN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Covington formerly Harp Estate site plan. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE